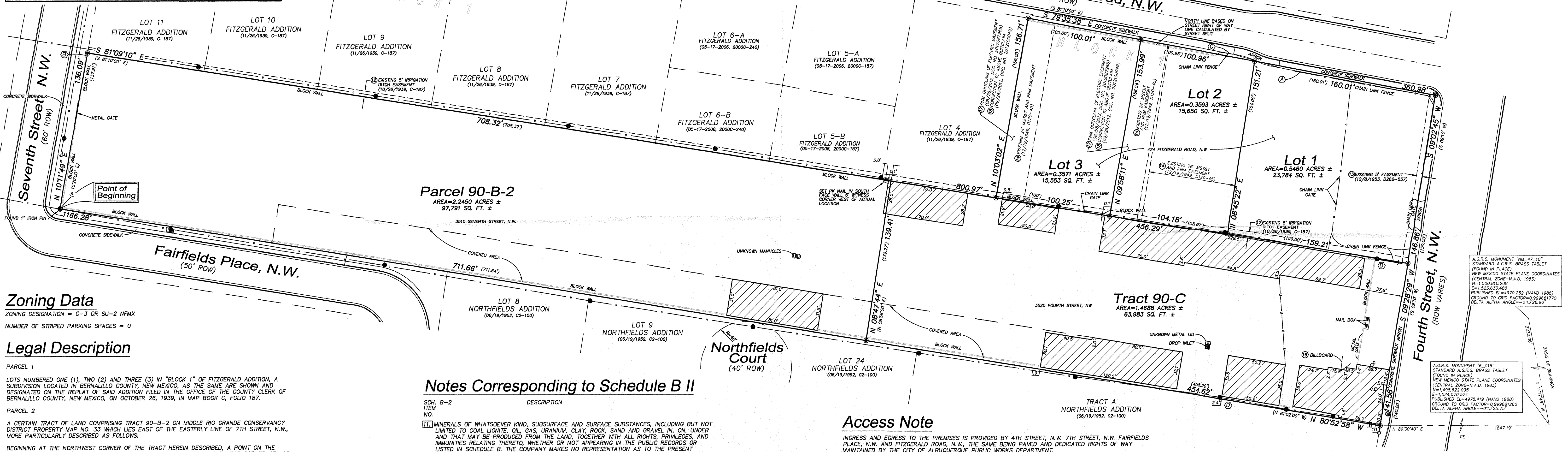
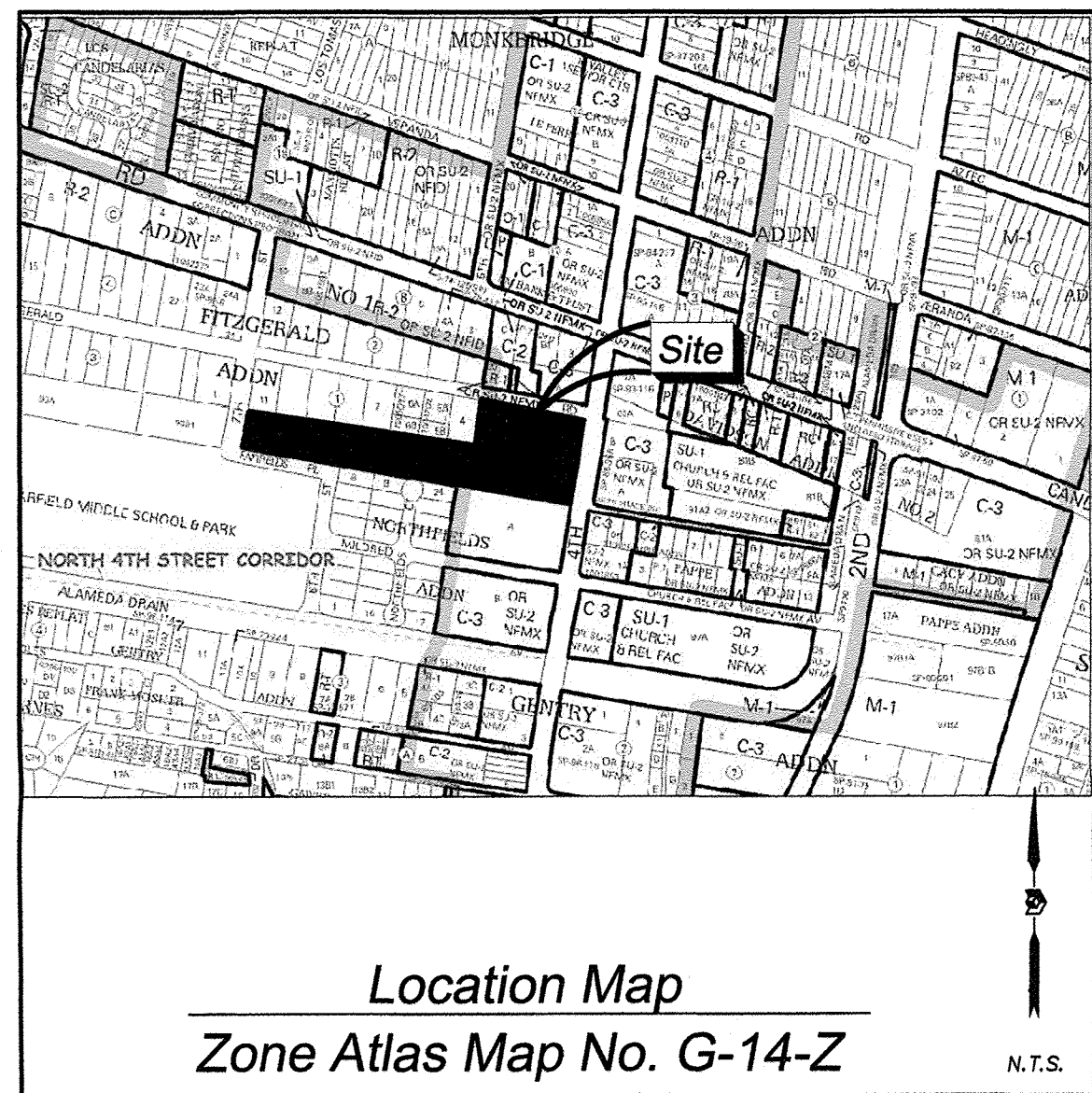
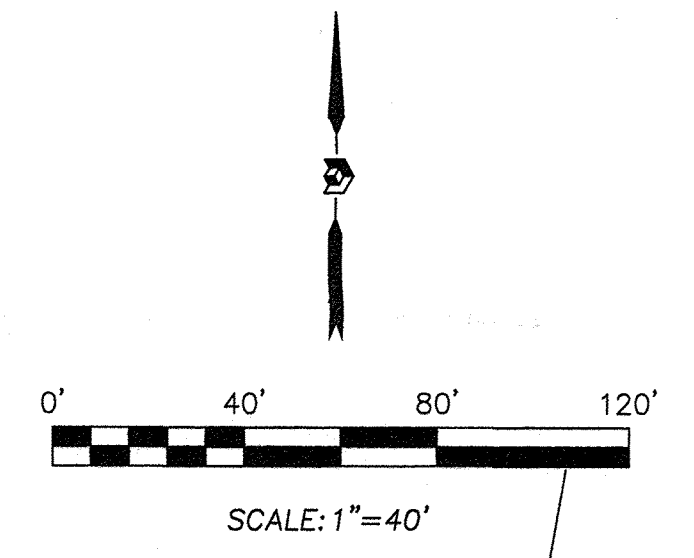


ALTA/ACSM Land Title Survey  
Tracts 90-C and 90 B-2  
**M.R.G.C.D. Map No. 33**  
Together with Lots 1, 2, and 3  
**Fitzgerald Addition**  
City of Albuquerque, Bernalillo County, New Mexico  
October 2014

### Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
△	FOUND ALUMINUM AGPS MONUMENT AS DESIGNATED
●	UTILITY POLE
—	GUY WIRE
□	ELECTRIC BOX
☆	LIGHT POLE
□	TELEPHONE BOX
□	TELEPHONE PEDESTAL
○	WATER METER SIGN
⊕	GAS METER
—	CURB AND GUTTER
—	OVERHEAD UTILITY LINE
—	COVERED ENTRY



### Zoning Data

ZONING DESIGNATION = C-3 OR SU-2 NFMX  
NUMBER OF STRIPED PARKING SPACES = 0

### Legal Description

#### PARCEL 1

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN "BLOCK 1" OF FITZGERALD ADDITION, A SUBDIVISION LOCATED IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 1939, IN MAP BOOK C, FOLIO 187.

#### PARCEL 2

A CERTAIN TRACT OF LAND COMPRISING TRACT 90-B-2 ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 33 WHICH LIES EAST OF THE EASTERLY LINE OF 7TH STREET, N.W., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, N.W., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT;

THENCE S 81°10' E, 708.32 FEET ALONG THE SOUTHERLY BOUNDARY OF FITZGERALD ADDITION TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 08°58' W, 139.27 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE N 81°02' W, 711.64 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, N.W.;

THENCE N 10°20' E, 137.91 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT AND PLACE OF BEGINNING.

#### PARCEL 3

A CERTAIN TRACT OF LAND COMPRISING OF TRACT 90-C ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 33 WHICH LIES WEST OF THE WESTERLY LINE OF 4TH STREET, N.W., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET, N.W., WHICH IS THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, FITZGERALD ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 1939, IN MAP BOOK C, FOLIO 187;

THENCE N 81°10' W, 458.16 FEET ALONG THE SOUTHERLY BOUNDARY OF FITZGERALD ADDITION TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 08°58' W, 139.41 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 81°02' E, 458.20 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET, N.W.;

THENCE N 08°57' E, 140.20 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT AND PLACE OF BEGINNING.

### Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X\* OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 350100332 G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

\*ZONE X

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 15 ANNUAL CHANCE FLOOD.

### Notes Corresponding to Schedule B II

- | SCH. B-2 ITEM NO. | DESCRIPTION  |
|-------------------|--|
| 11.               | MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.   |
| 12.               | A FIVE FOOT (5') IRRIGATION DITCH EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE REAR LOT LINE OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK C, PAGE 187 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 1)  |
| 13.               | GRANT OF EASEMENT, FILED DECEMBER 8, 1953, RECORDED IN BOOK D262, PAGE 557, AS DOC. NO. 7553, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 1)   |
| 14.               | EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED OCTOBER 19, 1949 IN BOOK D120, PAGE 45 AS DOC. NO. 72986, AND IN D120, PAGE 74 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 1)  |
| 15.               | NOTICE OF ADJACENT PHYSICAL ZONING ENVIRONMENTAL AND QUALITY OF LIFE CONDITIONS, FILED FEBRUARY 2, 2007, AS DOC. NO. 2007018452, AND FILED JULY 14, 2008, BEING RECORDED AS DOC. NO. 2008079235, DOC. NO. 2008079236, DOC. NO. 2008079237, DOC. NO. 2008079238, DOC. NO. 2008079239, DOC. NO. 2008079240, DOC. NO. 2008079241, AND AS DOC. NO. 2008079242, RECORDS BERNALILLO COUNTY, NEW MEXICO. (AS TO ALL PARCELS)  |
| 16.               | LEASE DATED SEPTEMBER 24, 2002, BETWEEN T-BROWN CONSTRUCTORS, INC., LESSOR, AND GROVER & JOHNSON OUTDOOR ADVERTISING, INC., LESSEE, AS EVIDENCED BY THAT SIGN LOCATION LEASE AGREEMENT DATED SEPTEMBER 24, 2002, RECORDED IN BOOK A42, PAGE 3051, AS DOC. NO. 2002123398, AND IN BOOK A43, PAGE 8275, AS DOC. NO. 2002138651, AS AMENDED BY THAT COLLATERAL ASSIGNMENT OF GROUND LEASE, RECORDED JANUARY 11, 2008, AS DOC. NO. 200804067, MEMORANDUM OF LEASE ASSIGNMENT, RECORDED SEPTEMBER 19, 2008, AS DOC. NO. 2008103636, ASSIGNMENT OF LEASE, RECORDED JUNE 9, 2009, AS DOC. NO. 2009064692, AND ASSIGNMENT OF LEASE RECORDED JANUARY 27, 2010, AS DOC. NO. 2010069663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 3) |
| 17.               | PUBLIC SERVICE COMPANY OF NEW MEXICO QUITCLAIM OF ELECTRIC EASEMENT, FILED SEPTEMBER 28, 2012, AS DOC. NO. 2012100049, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 1 LOTS 2 AND 3)   |
| 18.               | PUBLIC SERVICE COMPANY OF NEW MEXICO QUITCLAIM OF ELECTRIC EASEMENT, FILED SEPTEMBER 28, 2012, AS DOC. NO. 2012087868, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS TO PARCEL 1 LOTS 2 AND 3)   |
| 19.               | ANY AND ALL RIGHTS, LIENS, CLAIMS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH AFFECTS THE INSURED PREMISES.   |
| 20.               | RIGHTS OF PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENT.  |
|                   | <input type="radio"/> AFFECTS SUBJECT PROPERTY: AS SHOWN   |
|                   | <input type="checkbox"/> AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER   |

### Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY 4TH STREET, N.W. 7TH STREET, N.W. FAIRFIELDS PLACE, N.W. AND FITZGERALD ROAD, N.W., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

### Notes

- FIELD SURVEY PERFORMED ON JULY 6-12, 2012. FIELD VERIFIED OCTOBER 09, 2014.
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

### Statement of Encroachments

- (A) ENCROACHMENT OF PUBLIC SIDEWALK ONTO SUBJECT PROPERTY
- (B) ENCROACHMENT OF BLOCK WALL INTO PUBLIC RIGHT OF WAY
- (C) ENCROACHMENT CHAIN LINK FENCE INTO PUBLIC RIGHT OF WAY
- (D) ENCROACHMENT OVERHEAD LINE AND UTILITY POLE ONTO SUBJECT PROPERTY

### Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION AND TO STEWART TITLE GUARANTY COMPANY AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON OCTOBER 08, 2014 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND ACSM IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11(C), 16, 17, 18, 19 AND 21 OF TABLE A THEREOF, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 01147-8459 DATED OCTOBER 20, 2014. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

*Larry W. Medrano*  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE \_\_\_\_\_

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
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